



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN L.B. McDONALD

Also Present: DEPUTY CITY MANAGER BETSY FRETWELL, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO (RONI) RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Posting Board

Court Clerk's Bulletin Board, City Hall

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

(3:06)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Land Lease Agreement between the City of Las Vegas and Pacific Bell Wireless, LLC, d/b/a Cingular Wireless for a wireless communications system located on approximately 242 square feet of property located at 1651 South Buffalo Drive, commonly known as All American Park (\$548,496 revenue for duration of contract - Capital Improvement Projects/Miscellaneous Rentals) - Ward 1 (Moncrief)

Fiscal Impact

☐

No Impact

Amount: \$548,496 revenue

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: CIP/Misc. Rentals

PURPOSE/BACKGROUND:

On 9/3/03 Council approved staff entering into negotiations with multiple cellular companies for future cell tower land leases. This contract is for 242 square feet and will construct an antenna atop of an existing light pole and foundation, equipment shelter and security fencing. Cingular Wireless shall pay the City a one-time administrative fee of \$1,000 and a one-time park maintenance use fee of \$4,000. The initial term is for five years with three five year options.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Land Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this lease agreement with Cingular Wireless is for the installation of an antenna on an existing football light standard. The unobtrusive antenna will be about eight inches in width and two feet long. Cingular will also install a brick enclosure to match the nearby existing City trash enclosure. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 17, 2003

Public Works

Item 1 - Discussion and possible action regarding a Land Lease Agreement between the City of Las Vegas and Pacific Bell Wireless, LLC, d/b/a Cingular Wireless for a wireless communications system located on approximately 242 square feet of property located at 1651 South Buffalo Drive, commonly known as All American Park (\$548,496 revenue for duration of contract - Capital Improvement Projects/Miscellaneous Rentals)
- Ward 1 (Moncrief)

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:08)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Interlocal Agreement with the Las Vegas Valley Water District for water service at Washington Buffalo Park Phase 1B (\$1,811,617 - Capital Improvement Project) - Ward 4 (Brown)

Fiscal Impact

☐

No Impact

Amount: \$1,811,617

☒

Budget Funds Available

Dept./Division: PW/Engineering Integration

☐

Augmentation Required

Funding Source: Capital Improvement Project

PURPOSE/BACKGROUND:

A necessary part of this project is the installation of water service. Before the Las Vegas Valley Water District will sign the service connection documents and allow the City to install the water service, the Interlocal Agreement with conditional water commitment must be executed and the required fees paid.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Interlocal Agreement No. 109617
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that this Interlocal agreement is required in order to build the City's water facilities. This is for the first phase of the Washington/Buffalo Park. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 17, 2003

Public Works

Item 2 - Discussion and possible action regarding a Interlocal Agreement with the Las Vegas Valley Water District for water service at Washington Buffalo Park Phase 1B (\$1,811,617 - Capital Improvement Project) - Ward 4 (Brown)

MINUTES – Continued:

COUNCILWOMAN McDONALD questioned the perimeters of the site. MR. ROARK responded that it includes almost the entire side of the 150 acres, but not the bottom side of the map. It would be north of Summerlin Parkway. The blue section of the map simply identifies the parcels involved.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:09)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District containing 525 square feet to the Water District to service the Washington Buffalo Park Phase 1B, APN 138-28-301-004 - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

A necessary part of this project is the installation of water service. In order to have water service for the park site, the City is required to grant an Easement and Rights-of-Way to Water District to service the site and the water lines.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Items 3, 4, 5, 6 and 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open for Items 3, 4, 5, 6 and 7.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that Items 3, 4, 5, 6 and 7 all relate to the same Interlocal agreement. These are the easements that must be relinquished to the Water District in order to build the water facilities to be constructed pursuant to the previous item. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 17, 2003

Public Works

Item 3 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District containing 525 square feet to the Water District to service the Washington Buffalo Park Phase 1B, APN 138-28-301-004 - Ward 4 (Brown)

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed for Items 3, 4, 5, 6 and 7.

(3:09 – 3:11)

1-96

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District containing 225 square feet to the Water District to service the Washington Buffalo Park Phase 1B, APN 138-28-301-004 - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

A necessary part of this project is the installation of water service. In order to have water service for the park site, the City is required to grant an Easement and Rights-of-Way to Water District to service the site and the water lines.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Items 3, 4, 5, 6 and 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open and closed for Items 3, 4, 5, 6 and 7 under Item 3.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Item 3 for all discussion.

(3:09 – 3:11)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District containing 36 square feet to the Water District to service the Washington Buffalo Park Phase 1B, APN 138-28-301-004 - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

A necessary part of this project is the installation of water service. In order to have water service for the park site, the City is required to grant an Easement and Rights-of-Way to Water District to service the site and the water lines.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Items 3, 4, 5, 6 and 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open and closed for Items 3, 4, 5, 6 and 7 under Item 3.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Item 3 for all discussion.

(3:09 – 3:11)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District containing 1,400 square feet to the Water District to service the Washington Buffalo Park Phase 1B, APN 138-28-301-004 - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

A necessary part of this project is the installation of water service. In order to have water service for the park site, the City is required to grant an Easement and Rights-of-Way to the Water District to service the site and the water lines.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Items 3, 4, 5, 6 and 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open and closed for Items 3, 4, 5, 6 and 7 under Item 3.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Item 3 for all discussion.

(3:09 – 3:11)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District containing 96 square feet to the Water District to service the Washington Buffalo Park Phase 1B, APN 138-28-301-004 - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

A necessary part of this project is the installation of water service. In order to have water service for the park site, the City is required to grant an Easement and Rights-of-Way to the Water District to service the site and the water lines.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Items 3, 4, 5, 6 and 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open and closed for Items 3, 4, 5, 6 and 7 under Item 3.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Item 3 for all discussion.

(3:09 – 3:11)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003**

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding entering into negotiations with HELP USA to give them property from the former MASH site at 1559 North Main Street after the completion of the parcel map and allocate \$100,000 of HOME funds to HELP USA for the predevelopment expenses of building housing on the parcel - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$100,000☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:** HOME**PURPOSE/BACKGROUND:**

The City of Las Vegas is in the process of re-parcelling the former MASH site. On July 16, 2003, City Council approved staff to enter into discussions with HELP USA for potential uses of the site. Staff is recommending that the city enter into negotiations to give HELP USA a parcel to build housing for low-income persons and to allocate \$100,000 of HOME funds to HELP USA for predevelopment expenses.

RECOMMENDATION:

Staff recommends approval and authorization of the Mayor to execute the Agreement with HELP USA after it has been approved by the City Attorney.

BACKUP DOCUMENTATION:

Proposal from HELP USA

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Item 8 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

NOTE: COUNCILWOMAN L.B. McDONALD disclosed out of an abundance of caution that she serves as a Trustee for Catholic Charities of Southern Nevada, who has a partnership with HELP USA at the St. Vincent's Plaza. Since this is an unrelated matter that she has not discussed with HELP USA, she would not abstain.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 17, 2003

Neighborhood Services

Item 8 - Discussion and possible action regarding entering into negotiations with HELP USA to give them property from the former MASH site at 1559 North Main Street after the completion of the parcel map and allocate \$100,000 of HOME funds to HELP USA for the predevelopment expenses of building housing on the parcel - Ward 5 (Weekly)

MINUTES – Continued:

SUE PRESCOTT, Neighborhood Services, stated that on July 16, 2003 the Council approved staff negotiating with HELP USA for potential uses on the site. They have presented adequate proposals and staff is supporting contribution of land as well as HOME fund allocations for pre-development expenses. Staff recommends approval.

COUNCILMAN WEEKLY noted that he supports the project because it will greatly enhance the corridor. This will provide a great service on land that has been sitting dormant.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:11 – 3:13)

1-162

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a First Amendment to Development Agreement between the City of Las Vegas and the Howard Hughes Corporation for the Summerlin West Area - Wards 2 and 4 (L.B. McDonald and Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Howard Hughes Corporation is the owner and master developer of certain land within Summerlin West, which lies within the corporate boundaries of the City and is part of the Summerlin master planned community. This amendment will modify the terms of that certain Development Agreement and will include a minimum of 2 acres of "recreational space" per 1000 residents and 0.5 acres of "passive space" per 1000 residents for recreation, a neighborhood pool, community center, police station, and a third fire station (the City has agreed on locations for two fire stations).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

First Amendment to Development Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Item 9 be forwarded to the Full Council with a "DO PASS" recommendation including the recommended changes. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DEPUTY CITY MANAGER BETSY FRETWELL advised that this is an amendment to the 1997 Howard Hughes Summerlin West Agreement. It provides for an adjustment to the agreement establishing 2 acres of recreational space per 1,000, and ½ an acre of passive space per 1,000 residents will be afforded for recreational purpose in the entire community. In addition,

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 17, 2003

Public Works

Item 9 - Discussion and possible action regarding a First Amendment to Development Agreement between the City of Las Vegas and the Howard Hughes Corporation for the Summerlin West Area - Wards 2 and 4 (L.B. McDonald and Brown)

MINUTES – Continued:

there will be a neighborhood pool accessible by individuals living in the area, a community center deeded to the City of Las Vegas, a police substation deeded to the City of Las Vegas and a site for a third fire station to be built contingent upon development at a future date at the far west side of the development. It also includes a density adjustment of about 9,000 units. Staff recommends approval.

COUNCILWOMAN McDONALD pointed out that there would be additional meetings to identify the site of future Station #47 and to establish timeline language. This is one of the most important pieces of legislation for her Ward and addresses the future of Summerlin. As many as 30,000 residents are anticipated for the region west of the 215. This will impact growth in the next 20 years. She acknowledged the efforts of DEPUTY CITY MANAGER FRETWELL and JEFF GEEN of Howard Hughes Corporation for leading these grueling negotiations.

JEFF GEEN, Howard Hughes Corporation, concurred with the agreement summary given by DEPUTY CITY MANAGER FRETWELL. He thanked COUNCILWOMAN McDONALD and the City Manager's staff for their help through the process.

DEPUTY CITY MANAGER FRETWELL read a correction into the record for Page 3, Line 5 to replace Station 46 to third fire station. The reference to Exhibit A two lines below that should be changed to Exhibit C.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:13 – 3:17)

1-217

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding the Pueblo Park Transfer and Maintenance Agreement between the City of Las Vegas, the Howard Hughes Corporation, the Summerlin Council and the Summerlin North Community Association for the Summerlin North Area - Ward 4 (Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Howard Hughes Corporation is the owner and master developer of Summerlin North within the corporate boundaries of the City and is part of the Summerlin master planned community. This agreement will set forth the procedure by which the City will transfer the Pueblo Park to the Summerlin Council and will set forth the ownership and maintenance of the Pueblo Park by the Summerlin Council.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

The Pueblo Park Transfer and Maintenance Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Item 10 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DEPUTY CITY MANAGER BETSY FRETWELL indicated that this involves the same negotiations with the Howard Hughes Corporation. In the Summerlin North Parks Agreement adopted over a year ago the City retained ownership of the public park and agreed upon maintenance and other issues. It is the desire of the homeowners association to take ownership and maintenance responsibilities. This would make the transfer.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 17, 2003

Public Works

Item 10 - Discussion and possible action regarding the Pueblo Park Transfer and Maintenance Agreement between the City of Las Vegas, the Howard Hughes Corporation, the Summerlin Council and the Summerlin North Community Association for the Summerlin North Area - Ward 4 (Brown)

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:17 – 3:18)

1-342

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Summerlin West Parks Agreement between the City of Las Vegas, the Howard Hughes Corporation, the Summerlin Council and the Summerlin West Community Association for the Summerlin West area - Wards 2 and 4 (L.B. McDonald and Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Howard Hughes Corp.(HHC) is the owner & master developer of certain land within Summerlin West, which lies within the corporate boundaries of CLV & is part of the Summerlin master planned community. This Agreement will set forth the procedure by which HHC may elect to construct Park Facilities & receive Park Fee credits in lieu of HHC or the Builders paying park fees. This Agreement will also set forth the ownership & maintenance of the Park Facilities by the Summerlin Council, & will establish the procedure by which the right is reserved or granted to the public for use of the Park Facilities.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Summerlin West Parks Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN L.B. McDONALD recommended Item 11 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DEPUTY CITY MANAGER BETSY FRETWELL stated this is similar to the Summerlin North Parks Agreement adopted and specifies how to identify qualified parks in lieu of park fees as

well as park development by the builder as a result of development. It involves the completion

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 17, 2003

Public Works

Item 11 - Discussion and possible action regarding a Summerlin West Parks Agreement between the City of Las Vegas, the Howard Hughes Corporation, the Summerlin Council and the Summerlin West Community Association for the Summerlin West area - Wards 2 and 4 (L.B. McDonald and Brown)

MINUTES – Continued:

and build-out of Summerlin West. It also provides for the 20-acre sports park required by the 1997 Agreement. It stipulates that Howard Hughes will set aside the land when the City sets aside the planning money. The City has five years after that set aside to initiate construction and five additional years to complete construction.

JEFF GEEN, Howard Hughes Corporation, again concurred with the agreement summary.

COUNCILWOMAN McDONALD commented that the park has been included in the Capital Project List. It is in the queue, waiting for development to catch up.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:18 – 3:21)

1-382

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 17, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:21)

1-451

THE MEETING ADJOURNED AT 3:21 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER
December 31, 2003